011.0	0004	0024.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,010,000 / 1,010,000
					USE VALUE:	1,010,000 / 1,010,000
					ASSESSED:	1,010,000 / 1,010,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	SWAN PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWAN REALTY TRUST LLC
Owner 2:	
Owner 3:	
Street 1:	16 SWAN PL
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	POTTER CHARLES BENAJAH MITCHEL -
Owner 2:	-
Street 1:	16 SWAN PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,374 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1820, having primarily Vinyl Exterior and 3496 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5374.000	486,900		523,100	1,010,000
Total Card	0.123	486,900		523,100	1,010,000
Total Parcel	0.123	486,900		523,100	1,010,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 288.90 | /Parcel: 288.9

Legal Description

User Acct 8994

GIS Ref

GIS Ref

Insp Date 02/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 011.0-0004-0024.0

!1017!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	486,900	0	5,374.	523,100	1,010,000	1,010,000	Year End Roll	12/18/2019
2019	104	FV	389,300	0	5,374.	552,200	941,500	941,500	Year End Roll	1/3/2019
2018	104	FV	389,800	0	5,374.	406,900	796,700	796,700	Year End Roll	12/20/2017
2017	104	FV	389,300	0	5,374.	389,400	778,700	778,700	Year End Roll	1/3/2017
2016	104	FV	390,200	0	5,374.	360,400	750,600	750,600	Year End	1/4/2016
2015	104	FV	321,600	0	5,374.	302,200	623,800	623,800	Year End Roll	12/11/2014
2014	104	FV	321,600	0	5,374.	295,300	616,900	616,900	Year End Roll	12/16/2013
2013	104	FV	335,300	0	5,374.	281,300	616,600	616,600		12/13/2012

PRINT

Date	Time
12/10/20	16:41:57

LAST REV

Date	Time
03/20/19	12:11:44
mmcmakin	
1017	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER CHARLES	72267-575	1	2/26/2019	Convenience	10	No	No		
POTTER CHARLES	70484-224		1/8/2018	Convenience	1	No	No		
O NEILL PATRICK	66819-384		2/18/2016		800,000	No	No		
O NEILL PATRICK	50676-584		2/4/2008	Family	1	No	No		
O NEILL PATRICK	40935-446		9/19/2003	Family	1	No	No		
	14882-331		2/1/1983		78,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2016	2097	Inter Fi	44,000	O				kitch &baths reno
8/4/2016	1077	Heat App	12,000	C				
7/13/2010	818	Redo Bat	6,750	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/17/2018	MEAS&NOTICE	KB	Kevin B
3/14/2011	Info Fm Prmt	BR	B Rossignol
11/13/2008	Meas/Inspect	189	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	256	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5374		Sq. Ft.	Site		0	90.	1.08	10									523,098						523,100	

Total AC/HA:	0.12337	Total SF/SM:	5374	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	523,098	Spl Credit		Total:	523,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1820	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.95034325
Const Adj.:	0.99989998
Adj $ / SQ:	152.040
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	705606
Depreciation:	218738
Depreciated Total:	486868

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	8	Baths:	2	HB	

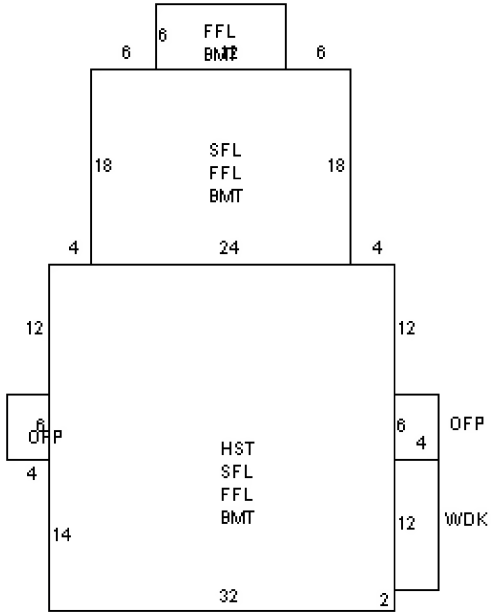
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
1	7	4	
Totals			
2	14	8	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	152.04
Special Features:	0	Val/Su Net:	95.10
Final Total:	486900	Val/Su SzAd	139.27

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,528	45.610	69,695
FFL	First Floor	1,528	152.040	232,317
SFL	Second Floor	1,456	152.040	221,370
HST	Half Story	512	152.040	77,844
OFP	Open Porch	48	44.000	2,112
WDK	Deck	48	16.000	768

Net Sketched Area:	5,120	Total:	604,106
Size Ad	3496	Gross Are	5632	FinArea	3496
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

011.0-0004-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	